

**Legislative Council Panel on Development**

**Government's Responses to  
the Motion passed under agenda item III  
"Measures to revitalise industrial buildings"  
at the meeting held on 19 December 2018**

Regarding the motion moved by Hon Michael TIEN Puk-sun on "Measures to revitalise industrial buildings" and passed by the Panel on Development at its meeting held on 19 December 2018, Government's responses are as follows:

2. As announced in the 2018 Policy Address, Government will exercise flexibility in the application of planning and building design requirements, and charge a nil waiver fee for the specific use of transitional housing, if owners provide transitional housing in portions or entire blocks of industrial buildings located in "Other Specified Uses" annotated "Business", "Commercial", "Comprehensive Development Area" and "Residential" zones which have already undergone or will pursue wholesale conversion into non-industrial uses. Upon receipt of such proposals, the task force set up under the Transport and Housing Bureau ("the task force") will co-ordinate with relevant departments to follow up the proposals.

3. Transitional housing projects initiated by various community organisations differs in their characteristics, so do their funding needs and funding models. For instance, the Community Housing Movement operated by the Hong Kong Council of Social Service ("HKCSS") has launched a number of projects with operating expenses being met by funding from both the Community Chest of Hong Kong and the Social Innovation and Entrepreneurship Development Fund. For a Modular Social Housing Scheme on a private site on Nam Cheong Street in Sham Shui Po, HKCSS has secured funding support from the Community Care Fund. The task force will, after consulting relevant bureaux and departments, provide co-ordinated support according to the needs of the transitional housing projects initiated by the community, including providing advice on administrative or legal procedures, and assistance in seeking suitable financial support.

4. As each transitional housing project has its own characteristics, the rental levels of individual projects may vary and depend on the financial capabilities and needs of the target groups of the community

organisations. In general, the rental levels of the transitional housing projects are lower than the market one in the same district. Some organisations will focus on helping families receiving the Comprehensive Social Security Assistance, while some will mainly serve other lower-income families. There are also indeed some organisations seeking to subsidise families with financial hardship. In this regard, imposing a rental ceiling across-the-board may not be the most appropriate approach in this respect. Nonetheless, rental levels are no doubt an important factor to be considered by the task force as to whether policy support should be given to certain transitional housing projects in wholesale-converted industrial buildings initiated by community organisations.

5. The task force will continue to facilitate the implementation of various transitional housing projects initiated by the community with a view to alleviating the hardship faced by families on the public rental housing waiting list and residents in inadequate housing conditions.

**Transport and Housing Bureau  
January 2019**